

BILL NO. Z-68-05-11 (AMENDED)

ZONING MAP ORDINANCE NO. Z-\_\_\_\_\_

AN ORDINANCE amending the City of Fort Wayne  
Zoning Map No. B-6.

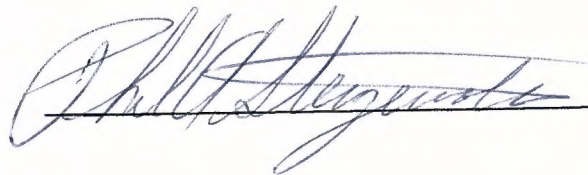
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
INDIANA:

SECTION 1. That the area described as follows is hereby designated a B-1-B District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836; and the symbols on the City of Fort Wayne Zoning Map No. B-6 referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly, to-wit:

Lots 380, 381, 382, 386, 387 and the North  
7.83 feet of Lot 383, and the South 12.1  
feet of Lot 385 in Avondale Addition to the  
City of Fort Wayne, Indiana,

Lots 23, 24, 98, 99 and 100 in Grand Boule-  
vard Addition, Block 1, to the City of  
Fort Wayne.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor, and legal publication thereof.



APPROVED AS TO FORM  
AND LEGALITY



CITY ATTORNEY

BILL NO. Z-68-05- //

ZONING MAP ORDINANCE NO. Z-\_\_\_\_\_

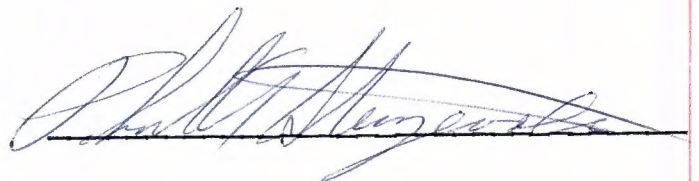
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hereby designated a B-1-B District under the terms of Chapter 36,  
Municipal Code of the City of Fort Wayne, Indiana, 1946, as  
amended by General Ordinance No. 2836; and the symbols on the  
City of Fort Wayne Zoning Map B-6 referred to therein, established  
by Section 9, Article III of said Chapter as amended, are hereby  
changed accordingly, to-wit:

Lots 380, 381, 382 and the North 7.83 feet  
of Lot 383, in Avondale Addition to the  
City of Fort Wayne, Indiana.

SECTION 2. This Ordinance shall be in full force and  
effect from and after its passage, approval by the Mayor, and  
legal publication thereof.



APPROVED AS TO FORM  
AND LEGALITY, \_\_\_\_\_

CITY ATTORNEY



RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on July 23, 1968, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-68-05-11 Amended; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

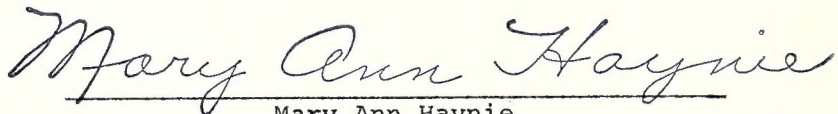
WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on August 19, 1968;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the city, and the amendment will be detrimental to and conflicts with the overall city plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held August 26, 1968.

Certified and signed this  
23rd day of September 1968.

  
\_\_\_\_\_  
Mary Ann Haynie  
Secretary



Fort Wayne Indiana, August 1 1968

(128)  
persons  
①

Appeal to the City Council and Zone Commission.

The area Rudisill Blvd. and Hanna St. is restricted to a community of residences. Recently, a petition was introduced to re-zone the northwest corner of this intersection for business, and later amended to include all four corners.

About a year ago your two organizations refused a similar petition to re-zone this corner for business as some ninety property owners signed a petition objecting to a filling station being placed on this same corner since there was already a filling station on the southeast corner this operation was there before the city made Rudisill Blvd. a restricted residential boulevard. There has been no change since that time.

Also, besides this service station, there are 2 service stations within 3 blocks north on Hanna and 2 within 4 blocks south. This takes care of Hanna St. traffic. Between Hanna and Calhoun St. there are 6 service stations which surely takes care of Rudisill traffic.

In a residential area, a service station is a nuisance to all residents because of their long hours, racket, commotion, flickering lights and crackling noise of streamers.

This infiltrated type of business brings lucrative returns to the few property owners nearest this intersection who sell to the rich oil corporations, while the other nearby residents are left "holding the bag" with deflated property values and toleration of an unsightly, unpleasant "misfit" in its midst.

Lastly, Rudisill Blvd. was intended as a fast thoroughfare from southwest Fort Wayne to southeast and visa versa. It is a speedy route for City fire trucks, police cars, and ambulances. More business corners will slow down this traffic and endanger lives and property.

For reasons just stated, we implore the Council and Zoning Commission to carefully consider and reject any petitions for re-zoning any corners of Rudisill Blvd. and Hanna St. and adjacent properties.

Very respectfully,

Property Owners of this Area:

Frank R. Blosser

Agatha R. Blosser

Ruth Rodman

John Chotman DC

Walter L. Niemeyer

Chris A. Niemeyer

Garlin V. Mee

Mary F. Mee

C. M. Otkerkults

Richard L. O'Connor

3802 S. Hanna St

3802 S. Hanna St

3722 S. Hanna St.

3722 S. Hanna St.

3921 S. Hanna St.

3921 S. Hanna St

714 E. Rudisill Blvd

714 E. Rudisill Blvd.

4103 S. Hanna

4030 S. Hanna



Ivan Eagle	4001 Hanna
Mar L. Eagle	4001 Hanna
Ann Pumpkins	4021 Hanna
Georgia Pumpkins	4021 Hanna
Ralph B. Rattmiller	4019 Hanna
Judith L. Schaefer	4033 Hanna
Thomas H. Cooney	4037 S. Hanna
Theresa V. Cooney	4037 S. Hanna
Lawrence W. Braun	4040 S. HANNA
Laban C. Braun	4040 S. Hanna
Mr. Mrs. E. A. Dausche	4001 S. Hanna St.
K. W. Hale	4038 S. Hanna
Beverly M. Hale	4038 S. Hanna
Ed Howe	4034 S. Hanna
Irene Howe	" " "
x Mrs. Richard O'Connor	4030 S. Hanna
John C. Dial	4028 Hanna St.
Lris W. Dial	4028 Hanna St.
Erving W. Hall	4022 S. Hanna St.
Alap J. Salamon	4001 Monroe
Ana Salamon	4001 Monroe
Mike Kozma	3925 Monroe
Mrs. Katherine Kozma	3925 Monroe
M. J. Kettner	3924 SO. HANNA
Roland H. Kettner	4009 S. MONROE
Robert J. Brumman	3918 Weaver St.
Robert Wistman	3927 Weise 1k
Mildred Wistman	3927 Weise 1k
Richard L. O'Connor	4030 S. Hanna



1	W. Spasoff	3915 So. Hanna St.
	Christine Spasoff	3915 - So. Hanna St.
	Carol O. Tuttle, Jr.	4002 S. Hanna
	Rosemary Tuttle	4002 S. Hanna
	<del>Adrian</del> Dobbins	3919 Monroe St.
	Richard E. Eusley	3915 Monroe St.
	Carol J. Eusley	3915 Monroe St.
	John D. Shields	616 E. Rudisill
	Rachel J. Shields	616 E. Rudisill Blvd.
10	Edward H. Snyder	3920 So. Hanna St.
	Claribel Snyder	3920 S. Hanna St.
	John M. Maller	624 E. Rudisill
	Robert E. King	606 E. Rudisill
	Mary King	" " "
15	Katherine Christ	3806 S. Hanna St.
	Katherine Christ	616 Sumner St.
	Elsie Hildebrand	608 E. Sumner Ave.
	Henry H. Haldman	609 E. Rudisill
	Faye Brahm	3809 S. Monroe St.
20	Jack C. Brahm	3809 S. Monroe St.
	Mrs. Al H. Deem	601 E. Rudisill Blvd.
	Mrs. Elsie Ward	615 E. Rudisill
	Mrs. Millicent Goerling	615 E. Rudisill
	Walter C. Hoelle	3805 Monroe St.
25	Elizabeth Hoelle	3805 Monroe St.
	Walter W. Hoelle	3810 Monroe St.
	Gloria B. Hoelle	3810 So. Monroe St.
	John A. Rainbolt	3721 Monroe St.
	Anson S. Riley	3718 S. Monroe St.
30	Isabelle S. Riley	3718 S. Monroe St.
31	Mavis G. Gibson	3713 So. Monroe



Edgar A Muttler  
 Genevieve Muttler  
 May J. Kloppenstein  
 P. J. Bogeneschutz  
 E. M. Bogeneschutz  
 Robert H. Avery  
 Mable J. Avery  
 Mrs. Julie Shumpp  
 Alice J. Raubert

10 Jack Zolman  
 Helen Zolman  
 Lora Lynn Reynolds  
 Sam Goldstine  
 Margaret Goldstine  
 Steve Mcleff  
 O. G. Grafty  
 Mrs. E. Grafty

John A. Graw  
 Marie A. Graw  
 Mrs. Allen Zoch  
 Allen W. Zoch  
 Walter B. Durst  
 Freda E. Durst

25 J. E. Daugherty  
 E. Daugherty  
 Edwin L. Chester  
 Lucille M. Chester  
 Helen M. Hannum  
 Mrs. Bessie Fay  
 Gerald L. Greer  
 Sandra E. Greer

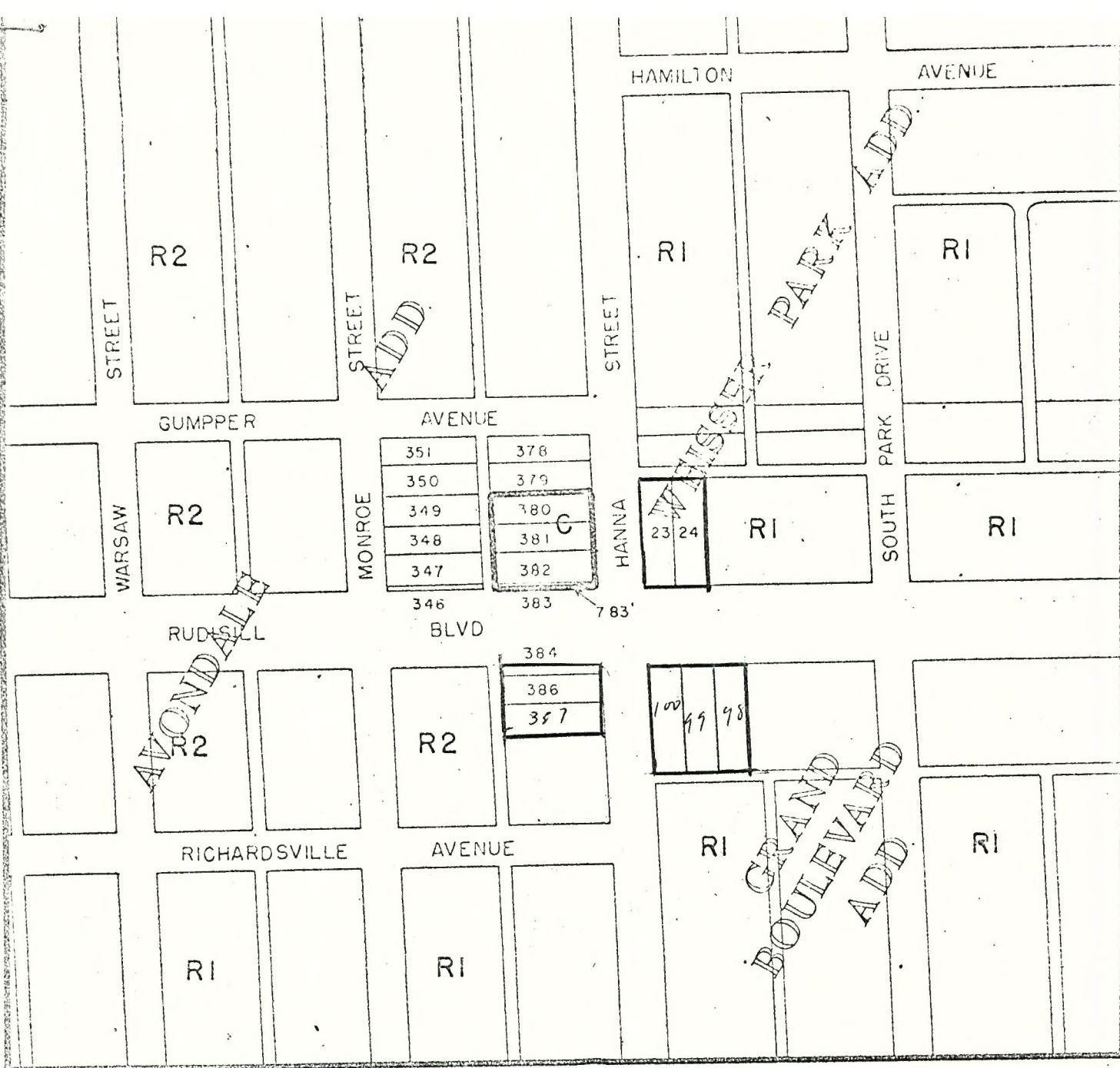
3710 Hanna St  
 3710 Hanna St  
 602 E. Radcliff  
 562 E. Radcliff  
 562 E. Radcliff  
 3622 S. Hanna  
 3622 S. Hanna  
 3802 S. Monroe  
 3921 S. Monroe  
 3715 Hanna St.  
 3715 Hanna St.  
 3709 Hanna St.  
 3705 " "  
 " " "  
 3706 S. Hanna  
 3626 S. Hanna  
 3626 S. Hanna  
 3617 S. Hanna  
 3617 S. Hanna  
 3607 S. Hanna St.  
 3627 S. Hanna St.  
 3717 S. Monroe  
 3717 S. Monroe  
 3805 S. Hanna  
 3805 S. Hanna  
 3803 S. Hanna  
 3803 S. Hanna  
 3717 S. Hanna St.  
 3806 Weissner Pk.  
 3802 Weissner Pk.  
 3802 Weissner Pk.



Geraldine Vohy  
 Edward Vohy  
 Robert G. Wiehe  
 Hildegard Wiehe  
 Norman T. LeClerc  
 Marie Le Clerc  
 Geraldine J. Gross  
 Vasil Geroff  
 Pina V. Geroff  
 Jim Roth  
 Doree Kolkman  
 Viola Kolkman  
 Mrs Lawrence G. Gneau  
 Herbert C. Ginn  
 Mrs Herbert Ginn  
 Carl A. Weisheit  
 F. O. Harold  
 Douglas H. Roe  
 Al Schullien  
 Nora Schullien  
 Violet Rickett  
 Raymond Scheumann  
 Albert Scheumann  
 Jerry T. Tapp  
 Barbara Lake  
 Janette Brockhaus

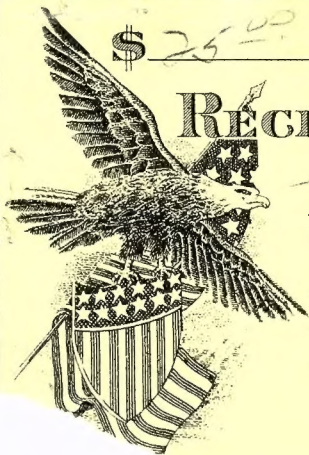
718 E Rudisill Blvd.  
 718 E Rudisill Blvd.  
 719 E Rudisill Blvd.  
 719 E Rudisill Blvd.  
 721 E. RUDISILL BLVD.  
 721 E - Rudisill Blvd  
 715 E. Rudisill Blvd.  
 724 E Rudisill  
 724 E. Rudisill  
 3926 Weisser Park  
 3930 Weisser Park  
 3930 Weisser Pk  
 4004 Weisser Park  
 4006 Weisser Pk.  
 4006 Weisser Pk.  
 4010 Weisser Park Ave  
 4018 Weisser Park Ave  
 3917 Weisser Park Ave  
 3923 Weisser Park Ave  
 3923 Weisser Park Ave  
 713 E Rudisill Blvd.  
 722 E. Rudisill Blvd.  
 722 E. RUDISILL BLVD.  
 4010 S. HANNA ST.  
 4010 S. Hanna St  
 4018 S Hanna St





CHANGE FROM R-1 AND R-2 TO B-1-B





\$ 25.00

April 19 1955 No.     

RECEIVED OF

Joseph Christoff

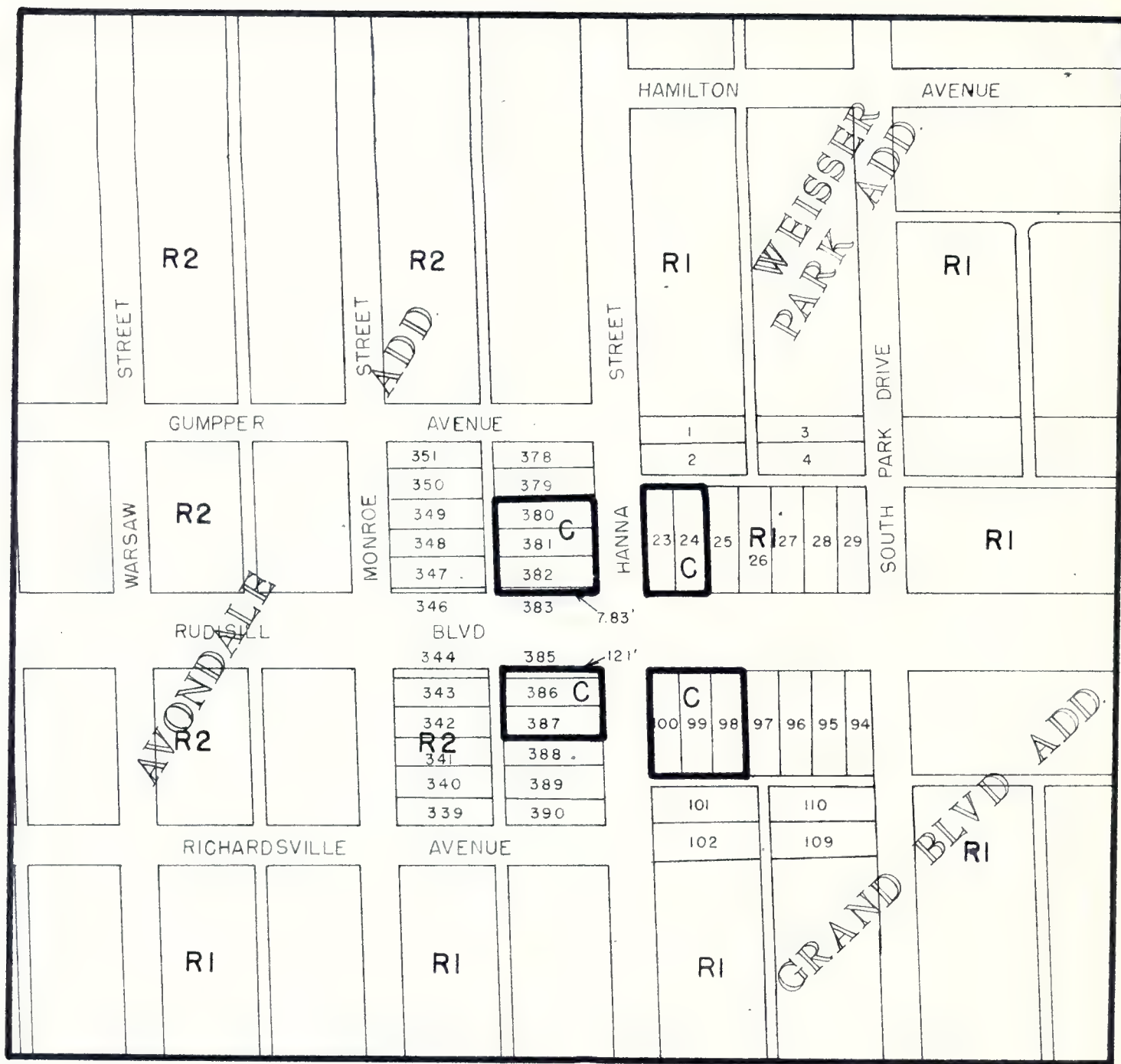
Twenty Five and 00/100 DOLLARS

Lots 280, 281, 282 and porch 7.5 ft

Lot 283 - Regome Pehhon

By F. H. Mc Kathnail





CHANGE FROM R-1 AND R-2 TO B-1-B

*Z-6 and 11 Avenue*



PETITION TO REZONE  
\* \* \* \* \*

We, the undersigned, being the owners of more than fifty-one (51) percent of the real estate hereinafter described, do hereby respectfully petition the Common Council to enact an Ordinance to reclassify from an R-1 and R-2 District to a B-1-B District, the real estate described as follows, to-wit:

Lots 380, 381, 382 and the North 7.83 feet of Lot 383,  
in Avondale Addition to the City of Fort Wayne, Indiana

PROPERTY	OWNERS
Lot 380, Avondale Addition	Joseph and Virginia Christoff
Lot 382 and the North 7.83 feet of Lot 383 in Avondale Addition	Joseph and Virginia Christoff and John Christoff
Lot 381, Avondale Addition	Joseph and Virginia Christoff

By their attorneys,

ADAIR, PERRY, BEERS, McALISTER  
& MALLERS

AND

ROTHBERG, GALLMEYER,  
FRUECHTENICHT & LOGAN

By

  
Phillip E. Gutman



AMENDED PETITION TO REZONE

\*-\*-\*-\*-\*

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Lots 380, 381, 382, 386, 387 and the North 7.83 feet of Lot 383, and the South 12.1 feet of Lot 385 in Avondale Addition to the City of Fort Wayne, Indiana

Lots 23, 24, 98, 99 and 100 in Grand Boulevard Addition, Block 1, to the City of Fort Wayne.

Owners of Lot 380, Avondale Addition:

Joseph Christoff  
Joseph Christoff

Virginia Christoff  
Virginia Christoff

John Christoff  
John Christoff

Owners of Lots 381 and 382 and the North 7.83 feet of Lot 383 in Avondale Addition:

Joseph Christoff  
Joseph Christoff

Virginia Christoff  
Virginia Christoff

John Christoff  
John Christoff

Owners of Lots 386, 387 and the South 12.1 feet of Lot 385 in Avondale Addition:

Peter G. Mallers  
Peter G. Mallers

Helen P. Mallers  
Helen P. Mallers



Bill No. Z-68-05-11

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance  
amending the City of Fort Wayne Zoning Map No. B-6,

have had said Ordinance under consideration and beg leave to report back to the Common  
Council that said Ordinance *Be Withdrawn* ~~PASS.~~

PHIL A. STEIGERWALD, Chairman

CELIA ANN FAY, Vice-Chairman

THOMAS G. ADAMS

JOHN H. ROBINSON

EDWIN J. ROUSSEAU

*Phil A. Steigerwald*  
*Celia Ann Fay*  
*Thomas G. Adams*  
*John H. Robinson*  
*Edwin J. Rousseau*

CONCURRED IN

DATE 9-24-68 FUAD G. BONAHOOM, CITY CLERK



Read the first time in full and on motion by Steigerwald seconded by  
Rousseau and duly adopted, read the second time by title and referred  
to the (Committee on) Regulations (and to the City Planning  
Commission for recommendation) (~~and Public Hearing to be held after due legal notice,~~  
~~at the Council Chambers, City Hall, Fort Wayne, Indiana, on~~  
~~the~~ \_\_\_\_\_ day of \_\_\_\_\_ 196\_\_\_\_, at \_\_\_\_\_ o'clock  
P.M., E.S.T.

Date: 5-14-68

Frank G. Bushman  
City Clerk

Read the third time in full and on motion by \_\_\_\_\_  
seconded by \_\_\_\_\_ and duly adopted, placed on its passage.  
Passed (LOST) by the following vote:

AYES	_____,	NAYS	_____,	ABSTAINED	_____,	ABSENT	_____ to-wit:
Adams	_____	_____	_____	_____	_____	_____	
Dunifon	_____	_____	_____	_____	_____	_____	
Fay	_____	_____	_____	_____	_____	_____	
Geake	_____	_____	_____	_____	_____	_____	
Nuckols	_____	_____	_____	_____	_____	_____	
Robinson	_____	_____	_____	_____	_____	_____	
Rousseau	_____	_____	_____	_____	_____	_____	
Steigerwald	_____	_____	_____	_____	_____	_____	
Tipton	_____	_____	_____	_____	_____	_____	

Date \_\_\_\_\_

\_\_\_\_\_  
City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as  
(Zoning Map) (~~General~~) (~~Annexation~~) (~~Special~~) (~~Appropriation~~) Ordinance (Resolution) No. \_\_\_\_\_

on the \_\_\_\_\_ day of \_\_\_\_\_, 196\_\_\_\_.

ATTEST:

(SEAL)

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the \_\_\_\_\_ day  
of \_\_\_\_\_, 196\_\_\_\_ at the hour of \_\_\_\_\_ o'clock \_\_\_\_ M., E.S.T.

\_\_\_\_\_  
City Clerk

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 196\_\_\_\_  
at the hour of \_\_\_\_\_ o'clock \_\_\_\_ M., E.S.T.

\_\_\_\_\_  
Mayor



Read the first time in full and on motion by Steigerwald seconded by Fay and duly adopted, read the second time by title and referred to the (Committee on) Public Utilities (and to the City Planning Commission for recommendation) (and ~~Public Hearing to be held after due legal notice,~~ at the Council Chambers, City Hall, Fort Wayne, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_ 196\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ P.M., E.S.T.

Date: 7-23-68 Frank G. Bonahoom  
City Clerk

Read the third time in full and on motion by \_\_\_\_\_ seconded by \_\_\_\_\_ and duly adopted, placed on its passage.

Passed (LOST) by the following vote:

AYES	_____	NAYS	_____	ABSTAINED	_____	ABSENT	_____	to-wit:
Adams	_____	_____	_____	_____	_____	_____	_____	
Dunifon	_____	_____	_____	_____	_____	_____	_____	
Fay	_____	_____	_____	_____	_____	_____	_____	
Geake	_____	_____	_____	_____	_____	_____	_____	
Nuckols	_____	_____	_____	_____	_____	_____	_____	
Robinson	_____	_____	_____	_____	_____	_____	_____	
Rousseau	_____	_____	_____	_____	_____	_____	_____	
Steigerwald	_____	_____	_____	_____	_____	_____	_____	
Tipton	_____	_____	_____	_____	_____	_____	_____	

Date \_\_\_\_\_ City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) (~~General~~) (~~Annexation~~) (~~Special~~) (~~Appropriation~~) Ordinance (~~Resolution~~) No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 196\_\_\_\_.

ATTEST: (SEAL)

\_\_\_\_\_  
City Clerk Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 196\_\_\_\_ at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

\_\_\_\_\_  
City Clerk

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 196\_\_\_\_ at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

\_\_\_\_\_  
Mayor